

SAN BERNARDINO COUNTY

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information, in the application package constitute the contents of Initial Study pursuant to County Guidelines (Ord.3040) and State CEQA Guidelines (Section 15063).

PROJECT LABEL:

APN:	3097-361-05	USGS Quad:	Baldy Mesa
APPLICANT:	Victor Dry Farm Ranch, LLC (Silverado Power)	T, R, Section:	T5N R6W Sec. 26 NE¼
COMMUNITY:	Victorville	Thomas Bros.:	4384, D-4
LOCATION:	Bounded by Dos Palmas Rd., White Rd., Trinidad Rd., & Maricopa Rd.	Planning Area:	Desert Region
PROJECT NO:	P201100310/CF	Zoning:	RL
STAFF:	Tracy Creason	Overlays:	Biological, Fire Safety, Flood Plain
REP('S):	United Engineering Group		
PROPOSAL:	Conditional Use Permit to establish a 10 MW solar power generating facility on 40 acres with a major variance to waive road paving on perimeter roads		

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services - Planning
15900 Smoke Tree St.
Hesperia, CA 92345

Contact person: TRACY CREASON, Senior Planner
Phone No: (760) 995-8140
E-mail: tcreason@lusrd.sbcounty.gov

Fax No: (760) 995-8167

Project Sponsor: United Engineering Group – Beau Cooper
3595 Inland Empire Blvd., Suite 2200
Ontario, CA 91764
(909) 466-9240 Ext. 3
bcooper@unitedeng.com

PROJECT DESCRIPTION:

Silverado Power, LLC (applicant) proposes to develop and operate a utility scale 10 MW solar generating facility on a 40-acre parcel of land. The proposed facility will include approximately 35,000 photovoltaic (PV) crystalline silicon modules and four concrete pads each supporting inverters, transformers, and other mechanical components. Electrical energy generated on the site would connect to the existing regional transmission system via a ½-mile generation-tie line from the northeast corner of the site along White Road to Palmdale Road. The applicant proposes to construct the project in three phases including (1) site preparation, (2) PV system installation and testing, and (3) site cleanup and restoration. The project site is north and west of the City of Victorville and south of the City of Adelanto on the southwest corner of Dos Palmas and White Roads in unincorporated San Bernardino County. The project is in the First Supervisorial District. The Land Use Zoning designation for the site is RL (Rural Living). The Biological Resource, Fire Safety (FS-2), and Flood Plain (FP-3) overlays regulate the site.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The site of the proposed project lies within the Mojave Desert region, within which mountain ranges, broad alluvial fans, terraces, and playas are characteristic. With elevations on-site ranging from 3265 to 3290 feet above mean sea level, the site slopes from the southwest to the northeast. The

site contains no structures. Surrounding properties are vacant. There are a few scattered residences within a five-mile radius, with the nearest structures approximately one mile to the east. According to the *Habitat Assessment for Mohave Ground Squirrel* prepared by RCA Associates, LLC, and Ryan Young, from Phoenix Ecological Consulting “the site contains suitable habitat for the Mohave Ground Squirrel....”

AREA	EXISTING LAND USE	ZONING/OVERLAY DISTRICTS
Site	Vacant	RL – Rural Living / Fire Safety, Flood Plain
North	Vacant	RL – Rural Living / Fire Safety
South	Vacant	RL – Rural Living / Fire Safety
East	Vacant	RL – Rural Living / Fire Safety
West	Vacant	RL – Rural Living / Fire Safety

PROJECT SUMMARY:

The proposed project is for the development of a 10 MW solar generation facility. The solar arrays will be on a fixed tilt system. The modules will be oriented to the south and angled at a degree that would optimize solar resource efficiency. The module supporting system provides the structure of support for the arrays. The foundations are cylindrical steel pipes driven into the soil using a pneumatic technique similar to hydraulic driving. The height of the panels will be approximately ten feet at the fixed tilt, with an approximately two-foot ground clearance. The site design contains appropriate access roads for emergency vehicles. As part of the project, the applicant proposes to dedicate a 90-foot wide San Bernardino County Drainage Easement, which traverses the site in a north to south alignment. The project does not include the construction of any buildings.

The construction of the project through commencement of commercial operations will require approximately 9 to 12 months. Approximately 65 workers will be required during peak construction and will include both full-time and part-time workers. Once construction is over, the solar plant will go online and monitoring will occur remotely. After construction, workers will perform maintenance on a regular basis, which will include the mowing of grasses and shrubs and PV panel and electrical upkeep. Workers will truck water in from off-site for this periodic maintenance.

This Project is an unmanned installation, with only two or three accesses per year for maintenance. Therefore, the applicant submitted a request for a variance from existing code requirements for paved access.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):

Federal: U.S. Army Corps of Engineers, U.S. Fish and Wildlife

State of California: Fish and Game, Caltrans, Regional Water Quality Control Board (Lahontan Region), Mojave Desert Air Quality Management District

County of San Bernardino: Land Use Services – Code Enforcement, Building and Safety; Public Health – Environmental Health Services; Public Works – Land Development, Solid Waste, Traffic; and
Local: City of Victorville

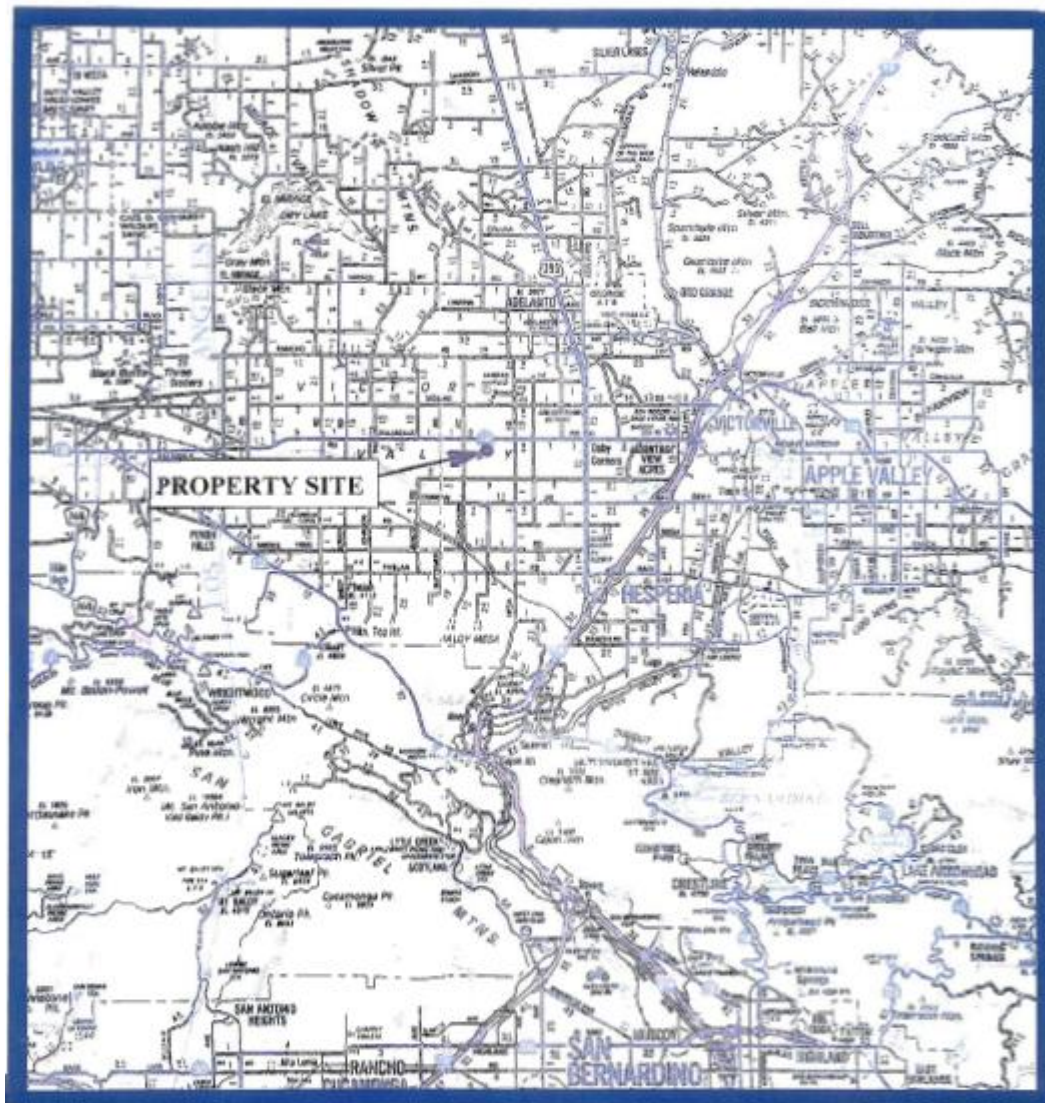


FIGURE 1

PROJECT LOCATION MAP
(Victor Dry Farm Ranch; APN 3097-361-05)
(Source: ACSC Map Source, 2011)

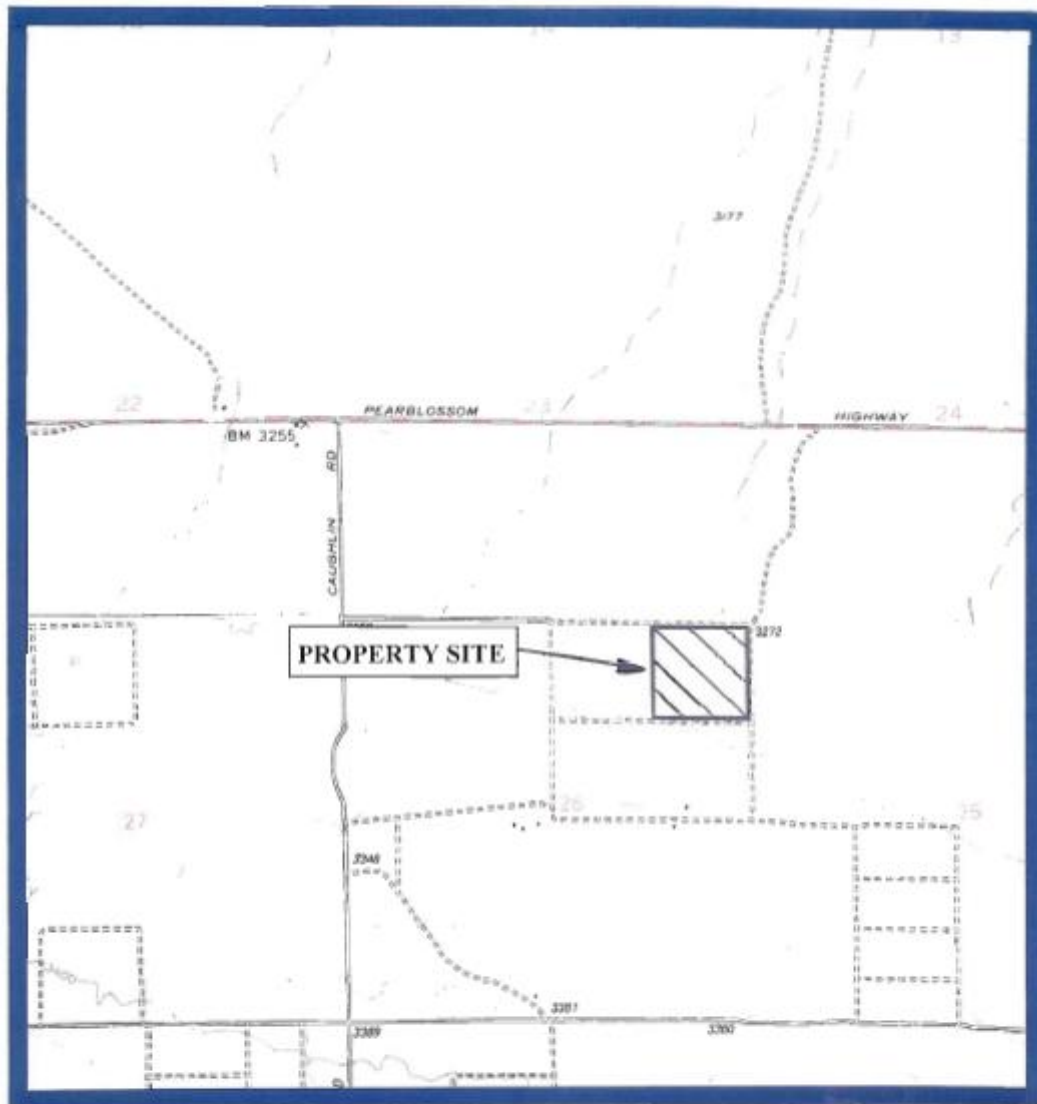


FIGURE 2

PROJECT VICINITY MAP
(Victor Dry Farm Ranch; APN 3097-361-05)
(Source: USGS Baldy Mesa, CA Quadrangle, 1996)

C.U.P. SITE PLAN-VICTOR DRY FARM RANCH

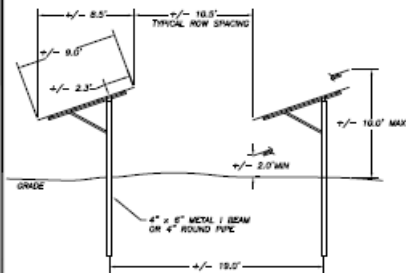
10 MW SOLAR PHOTOVOLTAIC SYSTEM

IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

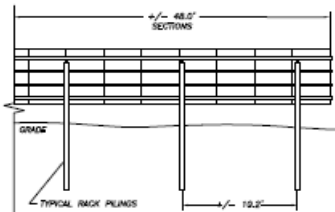
BEING THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 6 WEST,
SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

UNITED ENGINEERING GROUP CA., INC JUNE 2011

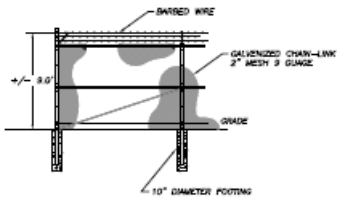
"OFFICIAL USE ONLY"



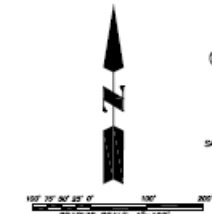
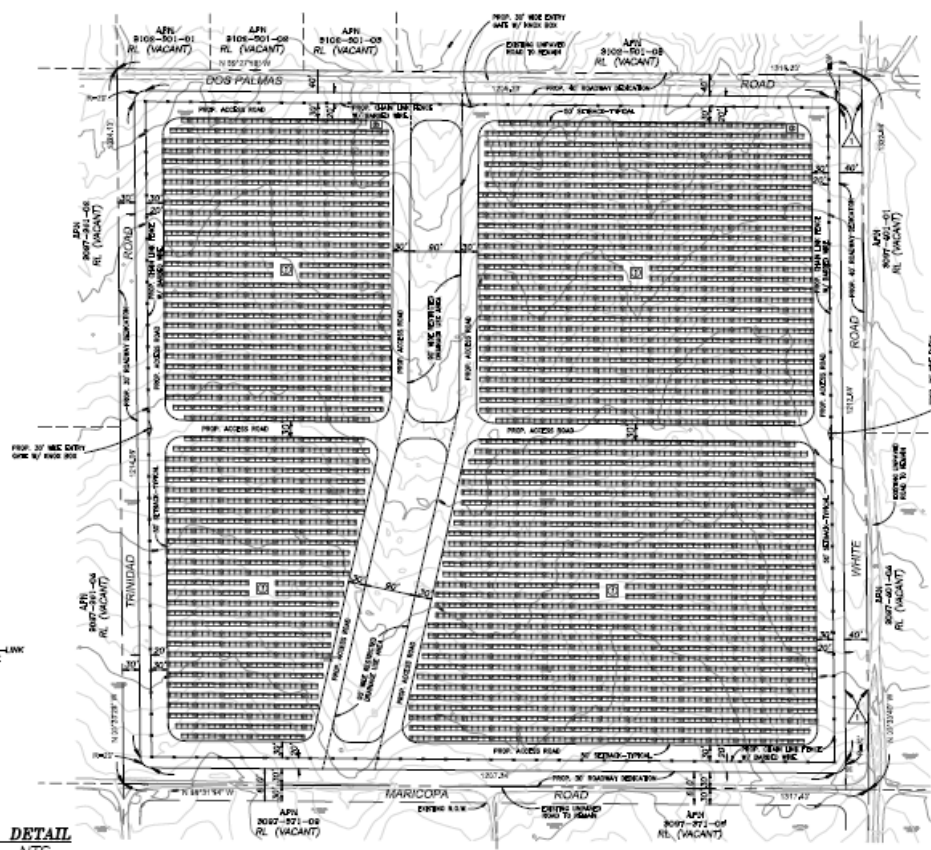
TYPICAL SOLAR ARRAY RACK DETAIL
SECTION NTS



TYPICAL SOLAR ARRAY RACK DETAIL
ELEVATION NTS



TYPICAL CHAIN LINK SECURITY FENCE DETAIL
ELEVATION NTS



FLOOD ZONE NOTE:

F.U.M. PANEL 0807108475H (NON-PRINTED PANEL)
EFFECTIVE DATE: N/A (HIGH-PRINTED PANEL)
ZONE D - AREAS WITH POSSIBLE BUT UNDETERMINED FLOOD HAZARDS. NO FLOOD HAZARD ANALYSIS HAS BEEN CONDUCTED.

UTILITY NOTES:

WATER: NO ONSITE WATER SERVICE WILL BE REQUIRED
SEWER: NO ONSITE SEWER/SEPTIC SERVICE WILL BE REQUIRED
GAS: NO ONSITE GAS SERVICE WILL BE REQUIRED
ELECTRICITY: SOUTHERN CALIFORNIA Edison
TELEPHONE: NO ONSITE TELEPHONE SERVICE WILL BE REQUIRED
CABLE TV: NO ONSITE CABLE TV SERVICE WILL BE REQUIRED

GENERAL NOTES:

- ASSESSOR'S PARCEL NO.: 3097-361-05
- THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
- EXISTING & PROPOSED GENERAL PLANS: RL-RURAL LIVING
- CONTOUR INTERVAL = 1 FOOT CONTOURS
- WHITE ROAD, MARICOPA ROAD, DOG PALMAS ROAD AND TRINIDAD ROAD ARE IRREVOCABLE OFFERS OF DEDICATIONS FOR PUBLIC STREET AND UTILITY PURPOSES.
- DIMENSIONS AND ACRESAGES SHOWN HEREON ARE APPROXIMATE AND COMPILED FROM RECORDED DATA AND DO NOT REFLECT A BOUNDARY SURVEY.
- TOTAL SITE AREA = 43.0 ACRES (GROSS 33.8 ACRES NET)

LEGEND:

- SITE BOUNDARY
- PROPOSED FENCE
- PROPOSED SOLAR PANELS
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED EQUIPMENT PAD
- PROPOSED PROTECTIVE DEVICE PAD

EXISTING EASEMENT NOTES:

AN EASEMENT IN FAVOR OF THE MOUNTAIN WATER AGENCY, A PUBLIC AGENCY FOR PUBLIC AND INCIDENTAL PURPOSES, FOR INSTRUMENT NO. 98-283181, RECORDED JULY 27, 1998, U.S.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APPLICANT:

VICTOR DRY FARM RANCH, LLC
44 MONTGOMERY STREET, SUITE 3065
SAN FRANCISCO, CA 94104

OWNER:

A.M. PROPERTIES WEST, LLC
P.O. BOX 9398
RANCHO SANTA FE, CA 92087

SUBMITTALS	NO.	REVISIONS	DATE
DESIGNED BY: DGP			
DRAWN BY: DGP			
CHECKED BY: DGP			



PREPARED UNDER MY SUPERVISION:
Chris Lenz
CHRISTOPHER F. LENZ
R.C.E. No. 63001



PREPARED UNDER MY SUPERVISION:
Sean C. Phillips
SEAN C. PHILLIPS
L.S. No. 6874



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C.U.P. SITE PLAN

VICTOR DRY FARM RANCH
10 MW SOLAR PHOTOVOLTAIC SYSTEM
MARICOPA ROAD & WHITE ROAD, COUNTY OF SAN BERNARDINO
A.P.N. 3097-361-05

DATE PREPARED:
JUNE 15, 2011
SHEET 1 OF 1
PROJECT NUMBER
CA-40002

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 18 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors, these respectively

1. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).
2. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
3. No significant adverse impacts are identified or anticipated and no mitigation measures are required. (Optional mitigation may be added by stating: “As a precautionary measure to further reduce any potential for impacts, the following requirement shall apply”):
4. No impacts are identified or anticipated and no mitigation measures are required.

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (prepared by): Tracy Creason, Project Planner

Date

Signature: Heidi Duron, Supervising Planner

Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan):

- I a) **Less than Significant Impact.** The proposed project is ½ mile from State Route 18, a designated scenic corridor. The proposed solar panels would be at a fixed tilt, oriented to the south, away from the scenic route. United Engineering Group prepared a *Visual Impact Analysis* for the proposed project. This analysis showed that many views of the site are blocked by the rolling terrain and existing ground cover. The analysis includes photo simulations from four different directions, including from the scenic route, State Highway 18. Due to a predominant ridgeline between Highway 18 and the site, the project is not visible from the Highway. By design, the solar panels are non-reflective and appear black. The scenic views in the area are of the mountains to the south. The project would not impact the scenic integrity of the area.
- I b) **Less than Significant Impact.** A scenic highway is officially designated as a state scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies for the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official scenic highway. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no trees, rock outcroppings, or historic buildings on the project site. As stated above in I a), State Route 18 is approximately ½ mile north of the proposed site and separated from the project site by a predominant ridgeline, which screens views. The orientation of the fixed tilt panels will not disturb the existing scenic character of the mountain vistas.
- I c) **Less than Significant Impact.** The proposed project will have a low profile (approximately ten-feet high at fixed tilt) and will utilize motion sensors for security. It will not substantially degrade the existing visual character or quality of the site and its surroundings. The current visual character of the site includes desert wilderness, hills, ridges, and widely scattered residences. As a precautionary measure, a condition of approval to maintain native

landscaping buffers between the solar panel field and the adjacent properties will be required.

- I d) **Less than Significant Impact.** The project could be a new source of glare with the potential to adversely impact daytime views of the desert. However, the use of dark photovoltaic solar panels is proposed, which produce much less glare than other solar panel technologies. The photovoltaic panels will emit no light. As mentioned previously, the site will use motion sensors of security; there will be no on-site nighttime lighting. The project is also required to comply with San Bernardino County Ordinance No. 3900 that regulates glare, outdoor lighting, and night sky protection in the desert region. Therefore, the proposed facility would not have a significant impact on daytime or nighttime views in the area.

No significant adverse impacts are identified or anticipated and no mitigation measures are required. As a precautionary measure, a condition of approval to maintain native landscaping buffers between the solar panel field and the adjacent properties will be required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check ☐ if project is located in the Important Farmlands Overlay):

- II a-e) **No Impact.** The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The proposed project is located in a rural living land use zoning district, it is designated "grazing" land on the maps prepared pursuant to the Farmland Mapping and Monitoring Program due to the area having mainly low density rural development. The City

of Victorville is within one mile to the south and east, while the City of Adelanto is ½ mile to the north. Parcel sizes in the general vicinity range from 2.5-acre to 80-acres, but are predominantly 5 and 10 acres in size. The proposed project is in a high desert area and will have no impact on forest resources. Zoning on the adjacent and nearby properties includes IN (Institutional), RL (Rural Living), PH/RL (Phelan Pinon Hills Community Plan/Rural Living), PH/SD-COM, and SD-COM (Special Development, Commercial Focus). The proposed project site is in the high desert of Southern California, an area of extreme high and low temperatures, extremely low humidity, and water scarcity.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Discuss conformity with the Mojave Desert Air Quality Management Plan (MDAQMP), if applicable):

- III a) **Less than Significant Impact.** The Project site is located within the jurisdiction of the MDAQMP. The MDAQMD adopted the Mojave Desert Planning Area-Federal Particulate Matter Attainment Plan (Plan) in 1995 and the Ozone Attainment Plan in 2004. Air quality impacts would include construction exhaust emissions generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling for the entire construction period. These activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants such as Carbon Monoxide (CO), Nitrogen Oxides (NO_x), Reactive Organic Gases (ROG) or Volatile Organic Compounds (VOC), Sulfur Oxides (SO_x), Particulate Matter less than 10 microns (PM₁₀), and Particulate Matter less than 2.5 microns (PM_{2.5}). The project construction activities also represent sources of vehicle re-entrained fugitive dust (which includes PM₁₀), a potential concern because the proposed project is in a non-attainment area for ozone and PM₁₀. However, construction-related increases in emissions of fugitive dust and exhaust from construction equipment and employee commute vehicles would be temporary and limited to the time required to construct the project.

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- III b) **Less than Significant Impact with Mitigation Incorporated.** The project would contribute criteria pollutants in the area during the short-term project construction period. None of the activities associated with the proposed project would create a substantial permanent increase in the emissions of criteria pollutants that would be cumulatively considerable. The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use(s) do not exceed established thresholds of concern as established by the District. The MDAQMD provided a response to the project notice indicating their support for “the development of renewable energy sources”, stating “such development is expected to produce cumulative and regional environmental benefits.” The MDAQMD’s letter recommended “the County require that a fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403.2) be implemented in the grading and construction phases of the project.” A dust control plan will be required as a mitigation measure to regulate construction activities that could create windblown dust. As a mitigation measure to control emissions of fugitive dust and exhaust during construction, the proposed project will be required to implement an approved Dust Control Plan (DCP).
- III c) **No Impact.** Occasional patrolling and routine maintenance and repairs of the facilities would have no impact on the emissions of criteria pollutants that would be cumulatively considerable. There are no sources of potential long-term air impacts associated with the implementation of the proposed project. After construction, the amount of air pollutants are expected to be reduced considerably as photovoltaic energy production systems do not generate emissions that would cause reduction of air quality or produce objectionable odors.
- III d) **Less than Significant Impact.** The MDAQMD defines sensitive receptors as residences, schools, daycare centers, playgrounds, and medical facilities. There are scattered residences in the area, but no sensitive receptors in close proximity to the project area. In addition, electricity generation via the use of photovoltaic systems does not generate chemical emissions that would negatively contribute to air quality. Furthermore, the County’s general conditions and standards as well as project-specific design and construction features incorporated into the proposed project such as dust suppression techniques per MDAQMD’s Rule 403 would reduce any potential impacts from the project. No significant adverse impacts are identified or anticipated and no additional mitigation measures are required.
- III e) **Less than Significant Impact.** Electricity generation via the use of photovoltaic systems does not generate chemical emissions that would negatively contribute to air quality or produce objectionable odors. Potential odor generation associated with the proposed project would be limited to construction sources such as diesel exhaust and dust. No significant odor impacts related to project implementation are anticipated due to the nature and short-term extent of potential sources, as well as the intervening distance to sensitive receptors. Therefore, the operation of the project would have a less than significant impact associated with the creation of objectionable odors affecting a substantial number of people.

Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant.

Mitigation Measures

AQ – Construction Mitigation. Developer shall submit written verification that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce impacts to air quality: During construction, each contractor and subcontractor shall implement the following, whenever feasible:

- Approved Dust Control Plan (DCP) submitted with the Grading Plans.
- Provide documentation prior to beginning construction demonstrating that the project proponents will comply with all MDAQMD regulations.
- Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
- Trucks/equipment shall not be left idling on site for periods in excess of ten minutes.
- Provide temporary traffic control during all phases of construction.
- Provide on-site food service for construction workers.
- Use reformulated low-sulfur diesel fuel in equipment and use low-NO_x engines, alternative fuels and electrification. Apply 4-6 degree injection timing retard to diesel IC engines. Use catalytic converters on gasoline-powered equipment.
- Minimize concurrent use of equipment through equipment phasing.
- Substitute electric and gasoline-powered equipment for diesel-powered equipment.
- Onsite electrical power hook-ups shall be provided for electric construction tools to eliminate the need for diesel-powered electronic generators.
- Maintain construction equipment engines in good order to reduce emissions. The developer shall have each contractor certify that all construction equipment is properly serviced and maintained in good operating condition.
- Install storm water control systems to prevent mud deposition onto paved areas.
- Contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.

AQ – Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production:

- Exposed soil shall be kept continually moist through a minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities
 - Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
 - Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
 - Tires of vehicles will be washed before the vehicle leaves the project site and enters a paved road.
 - All trucks hauling dirt away from the site shall be covered
 - During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
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- **Storage piles that are to be left in place for more than three working days shall either be:**
 - **Sprayed with a non-toxic soil binder, or**
 - **Covered with plastic, or**
 - **Re-vegetated until placed in use.**

AQ – Energy Conservation. The developer shall incorporate the following design elements:

- **Energy efficient lighting.**
 - **Alternative energy resources such as active and passive solar energy features.**
 - **California Energy Commission insulation standards.**
 - **All new and modified stationary sources of emissions shall be subject to MDAQMD Regulation. New and modified stationary sources shall be required to install Best Available Control Technology and offset any new emissions such that there is no net gain in emissions within the air basin.**
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☒):

- IV a) **Less Than Significant with Mitigation Incorporated.** According to the *Habitat Assessment for Mohave Ground Squirrel* (June 2011) prepared by RCA Associates, LLC, and Ryan Young of Phoenix Ecological Consulting, the site supports an undisturbed creosote bush community typical of this portion of the Mojave Desert. *Larrea tridentata* is the dominant perennial with burrobush (*Ambrosia dumosa*) and ephedra (*Ephedra nevadensis*) the co-dominants. Other perennials observed included Joshua tree (*Yucca brevifolia*), cholla (*Opuntia ramosissima*), cottonthorn (*Tetradymia spinosa*), paperbag plant (*Salazaria mexicana*), spiny hop-sage (*Grayia spinosa*), and winterfat (*Krachenokovia*

lanata). Dominant annuals included erodium (*Erodium texanum*), schismus (*Schismus barbatus*), buckwheat (*Eriogonum inflatum*), fiddleneck (*Amsinckia tessellata*), and brome grasses (*Bromus* sp.). All of the perennials and annuals existed relatively evenly throughout the property.

In order to avoid, minimize, and compensate for direct, indirect, and cumulative impacts to special-status plant species, the Applicant shall comply with the four sections of the California Department of Fish and Game condition. These include:

- Special-Status Plant Impact Avoidance and Minimization Measures
- Late Season Botanical Surveys
- Avoidance Requirements for Special-Status Plants Detected in the Summer/Fall 2012 Surveys
- Off-Site Compensatory Mitigation for Special-Status Plants

If conditionally approved, the project conditions of approval issued for the Victor Dry Farm Ranch will require this condition be met prior to land disturbance.

Ravens (*Corvus corax*), sage sparrows (*Amphispiza belli*), morning doves (*Zenaida macroura*), and western kingbirds (*Tyrannus verticalis*) were the only birds seen during the May 23, 2011 biological investigations. Reptile diversity is limited in the region, although, a few side-blotched lizards (*Uta stansburiana*) and western whiptail lizards (*Cnemidophorus tigris*) were observed. Antelope ground squirrels (*Ammospermophilus leucurus*) were the only mammalian species observed; however, Merriam's kangaroo rats (*Dipodomys merriami*) are common to the area and may inhabit the site. Coyotes (*Canis latrans*) may also traverse the site. No distinct wildlife corridors were identified on the site or in the immediate surrounding area, nor does the site support any critical or sensitive habitats (e.g., wetlands, streams, etc.). The protocol survey conducted for the State- and Federally-listed desert tortoise did not identify any sign of the species and there is a low probability of tortoises moving onto the site given the low population levels in the region. However, the site does support suitable habitat for the State listed Mohave ground squirrel, and the site could potentially support populations of the squirrel since documented populations are within about three miles of the property. The biologists based this conclusion on several criteria including proximity to recent records, vegetation typically associated with the species, connectivity to undisturbed habitat, numerous small mammal burrows present, and the property being within the known distribution area of the species.

Installation of the proposed solar facility will have a direct impact on potential Mohave ground squirrel habitat based on the habitat assessment performed for the site. Furthermore, previous studies have documented populations of the Mohave ground squirrel in the area and the site could support populations of the species. Therefore, the proponent will need to apply for an incidental take permit from the California Department of Fish and Game (CDFG) and provide applicable mitigation fees for purchase of compensatory mitigation lands. However, in lieu of applying for the take permit, the proponent may elect to conduct a live-trapping survey at the appropriate time of year to determine definitively if the species is present or absent from the site. If it is determined that Mohave ground squirrels do not inhabit the site, then CDFG will require no mitigations.

In addition, CDFG will also require a 30-day pre-construction survey for burrowing owls prior to the start of clearing or grading activities. This is to ensure that owls have not moved on to the site since the original biological surveys conducted in May 2011.

Furthermore, the County designates the Joshua tree as a protected plant. Removal or relocation of any Joshua trees existing on site must comply with Development Code Section 88.01.060. A preconstruction inspection, tree removal plan, and permit in compliance with the Plant Protection and Management Ordinance must occur prior to any land disturbance and/or removal of any trees or plants.

- IV b) **Less Than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. A desert wash bisects the site in a north-south direction. Although the habitat assessment detected no wildlife corridors on the site, a 90-foot wide San Bernardino County Drainage Easement will continue to provide wildlife access.
- IV c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. As a condition of project approval, the project is required to comply with the Statewide National Pollutant Discharge Elimination System (NPDES) General Permit for discharges of storm water associated with construction activity. If the project disturbs one acre or more of land, including construction staging areas, a Construction General Permit in compliance with the State Water Resources Control Board requirements will be required.
- IV d) **No Impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The biological assessment identified no distinct wildlife corridors or nursery sites within or near the project site.
- IV e) **Less Than Significant Impact with Mitigation Incorporated.** The County designates the Joshua tree as a protected plant. Removal or relocation of any Joshua trees existing on site must comply with Development Code Section 88.01.060. A preconstruction inspection, tree removal plan, and permit in compliance with the Plant Protection and Management Ordinance must occur prior to any land disturbance and/or removal of any trees or plants.
- IV f) **Less Than Significant Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The site is within the proposed boundary of the West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert. This interagency habitat conservation plan remains under review.

Possible significant adverse impacts have been identified and the following mitigation

measures are required as conditions of project approval to reduce these impacts to a level below significant:

Mitigation Measures:

BIO – MGS. The proponent will need to apply for an incidental take permit for Mohave ground squirrel from the California Department of Fish and Game (CDFG) and provide applicable mitigation fees for purchase of compensatory mitigation lands. However, in lieu of applying for the take permit, the proponent may elect to conduct a live-trapping survey prior to any land disturbance and at the appropriate time of year to determine definitively if the species is present or absent from the site. The proponent must provide verification of compliance to the County prior to any land disturbance.

BIO – BUOW. A 30-day pre-construction survey for burrowing owl is required. If found on site, as compensation for the direct loss of burrowing owl nesting and foraging habitat, the project proponent shall mitigate by acquiring and permanently protecting known burrowing owl nesting and foraging habitat at the following ratio:

- a. Replacement of occupied habitat with occupied habitat at 1.5 times 6.5 acres per pair or single bird;
- b. Replacement of occupied habitat with habitat contiguous with occupied habitat at 2 times 6.5 acres per pair or single bird; and/or
- c. Replacement of occupied habitat with suitable unoccupied habitat at 3 times 6.5 acres per pair or single bird.

All owls associated with occupied burrows that will be directly impacted (temporarily or permanently) by the project shall be relocated and the following measures shall be implemented to avoid take of owls:

- a. Occupied burrows shall not be disturbed during the nesting season of February 1 through August 31, unless a qualified biologist can verify through non-invasive methods that either the owls have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent flight.
 - b. A qualified biologist must relocate owls from any occupied burrows that will be impacted by project activities. Suitable habitat must be available adjacent to or near the disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the owls have left the burrow, burrows should be excavated using hand tools and refilled to prevent reoccupation.
 - c. The Department shall approve all relocation. The permitted biologist shall monitor the relocated owls a minimum of three days per week for a minimum of three weeks. A report summarizing the results of the relocation and monitoring shall be
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submitted to the Department within 30 days following completion of the relocation and monitoring of the owls.

A Burrowing Owl Mitigation and Monitoring Plan (Plan) shall be submitted to the CDFG for review and approval prior to relocation of owls. The Plan shall describe proposed relocation and monitoring plans. The Plan shall include the number and location of occupied burrow sites and details on adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation of artificial burrows (numbers, location and type of burrows) shall also be included in the Plan. The Plan shall also describe proposed offsite areas to preserve for compensation for impacts to burrowing owls/occupied burrows at the project site as required above.

The project proponent shall establish a non-wasting endowment account for the long-term management of the preservation site for burrowing owls. The site shall be managed for the benefit of burrowing owls. CDFG must approve the preservation site, site management, and endowment. The proponent must provide verification of compliance to the County prior to occupancy or use of the project site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review):

- V a) **Less Than Significant Impact with Mitigation Incorporated.** BCR Consulting conducted an archaeological records search. The records search indicated that the property has not been part of previous cultural resources studies, although six cultural resource studies occurred within one mile of the site. Because these nearby studies revealed the presence of historic and prehistoric cultural resources, experts consider the subject property potentially sensitive for cultural resources. As such, the conditions of approval will include a requirement for a full cultural resources assessment, including a summary of the current records search, intensive cultural resources field survey, Native American consultation, and cultural resources assessment report prior to any land disturbance.
- V b) **Less Than Significant Impact with Mitigation Incorporated.** BCR Consulting conducted an archaeological records search. The records search indicated that the property has not been part of previous cultural resources studies, although six cultural resource studies occurred within one mile of the site. Because these nearby studies revealed the presence of historic and prehistoric cultural resources, experts consider the subject property potentially sensitive for cultural resources. As such, the conditions of approval will include a requirement for a full cultural resources assessment, including a summary of the current records search, intensive cultural resources field survey, Native American consultation, and cultural resources assessment report prior to any land disturbance.
- V c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site. To further reduce the potential for impacts, a condition shall be added to the project that requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- V d) **Less Than Significant Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burial grounds are identified

on this project site. If discovery of any human remains occurs during construction of this project, the developer must contact the County Coroner, County Museum for determination of appropriate mitigation measures, and a Native American representative, if the remains are determined to be of Native American origin.

Possible significant adverse impacts have been identified and the following mitigation measures are required as conditions of project approval to reduce these impacts to a level below significant:

Mitigation Measure:

CUL – Assessment. Prior to ground disturbance, the project proponent shall complete a full cultural resources assessment, including a summary of the current records search, intensive cultural resources field survey, Native American consultation, and cultural resources assessment report. Proponent shall provide assessment to the County Museum and verification of Museum approval to County Planning.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check ☐ if project is located in the Geologic Hazards Overlay District):

- VI a) **Less Than Significant Impact.** (i-iv) The entire San Bernardino County area is particularly susceptible to strong ground shaking and other geologic hazards. However, the proposed project site is not located within an Alquist-Priolo Special Studies Zone, meaning that the site is not within 500 feet of major active faults, nor is the site within 200 to 300 feet of a trough created by minor faults. With adherence to the California Building Code and the incorporation of applicable measures into project design and construction, potential project impacts associated with strong seismic ground shaking would be less than

significant. County Building and Safety will be review and approve the project and impose appropriate seismic standards.

- VI b) **Less Than Significant Impact.** No substantial grading or vegetation removal would occur for the installation of the proposed project. The retention of the vegetation onsite would reduce wind speeds near ground level to the extent that erosion, if it occurs, would be minor. Erosion control plans will be required to be submitted, approved, and implemented.
- VI c) **Less Than Significant Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off site landslide, lateral spreading, subsidence, liquefaction, or collapse. Potential project impacts associated with landslides or liquefaction would be less than significant.
- VI d) **Less Than Significant Impact.** The project site is not located in an area that the County Building and Safety Geologist has identified as having the potential for expansive soils. As a standard condition of approval, the project applicant will submit a soils report to the County Building and Safety Geologist for review and approval.
- VI e) **No Impact.** When the proponent implements the proposed project, it will be an unmanned facility and will not use septic tanks or alternative wastewater disposal systems; therefore, no impacts are anticipated.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII GREENHOUSE GAS EMISSIONS - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

VII a, b) **Less than Significant Impact.** As discussed in Section III of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. Project construction shall result in GHG emissions from the following construction related sources: (1) construction equipment emissions and (2) emissions from construction workers personal vehicles traveling to and from the construction site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel.

The primary emissions that would result from the proposed project occur as carbon dioxide (CO₂) from gasoline and diesel combustion, with more limited vehicle tailpipe emissions of nitrous oxide (N₂O) and methane (CH₄), as well as other GHG emissions related to vehicle cooling systems. Although construction emissions are a one-time event, GHG emissions such as CO₂ can persist in the atmosphere for decades.

On December 6, 2011, the San Bernardino County Board of Supervisors adopted the County Greenhouse Gas (GHG) Emissions Reduction Plan. Although once built and operational this project will provide a "clean" source of energy that will not contribute to GHG emissions, the project must adhere to the Air Quality mitigation measures contained in section III of this document and the performance standards of the GHG Emissions Reduction Plan in effect at the time of development.

GHGs and criteria pollutants would realize co-beneficial emissions reduction from the implementation of mitigation measures discussed in Section III, Air Quality, in this document. Furthermore, the construction of this project would result in "green" electric power generation that would otherwise be produced at a traditional fossil fuel burning plant, which generate considerably more GHG emissions. For these reasons, it is unlikely that this project would impede the state's ability to meet the reduction targets of AB32.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- VIII a) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no use approved on the site is anticipated to be involved in such activities.

Implementation of the proposed project would not entail the routine transport, use, or disposal of hazardous materials, with the potential exception of short-term construction-related substances such as fuels, lubricants, adhesives, and solvents. The potential risk associated with the accidental discharge during use and storage of such construction-related hazardous materials during project construction is considered low because the handling of any such materials would be addressed through the implementation of Best Management Practices (BMPs) pursuant to the intent of the NPDES General Construction Permit. Operation of the proposed project would require the use or storage of insignificant quantities of hazardous substances, such as glycol-based coolant and lubricants for any moving parts. These materials are mildly toxic and will not present a major risk to the handlers or the environment. The photovoltaic panels used in the proposed project are environmentally sealed collections of photovoltaic cells that require no chemicals and produce no waste materials. There is no a battery backup component, thus minimizing the need for transporting, using, or disposing of the hazardous materials that may be associated with the project. Furthermore, standard operating procedures would prevent the use of these materials from causing a significant hazard to the public or environment.

- VIII b) **Less Than Significant Impact.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII c) **Less Than Significant Impact.** There are no existing or proposed schools within ¼ mile of the proposed project site. The nearest school, Hollyvale Elementary School, is located approximately 5.5 miles southeast of the project site in the City of Victorville. Additionally, operation and maintenance of the project would not produce hazardous emissions.
- VIII d) **Less Than Significant Impact.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project will not create a significant hazard to the public or the environment. No impacts related to this topic will occur as a result of implementing the proposed project and, therefore, no mitigation measures are required.
- VIII e) **Less Than Significant Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport. The nearest public airports, Adelanto Airport and Southern California Logistics Airport, are approximately 2.75 miles northeast and 7.5 miles northeast, respectively, of the project site.
- VIII f) **Less Than Significant Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. The nearest private airstrip, Krey Field, is approximately 6.75 miles northwest of the project site.
- VIII g) **No Impact.** Activities associated with the proposed project would not impede existing emergency response plans for the project site and/or other land uses in the project vicinity. All vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. Accordingly, implementation of the proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.
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VIII h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The proposed project includes installation of non-combustible poles and panels. On-site soil compaction and periodic vegetation trimming will reduce available fuel. Other than an external source, the only risk of on-site wildfire ignition is due to electrical malfunctions resulting from poor installation. As long as the electrical equipment is installed properly and follows all state and county safety codes, the risk of onsite ignition is minimal.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IX. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- IX a, b, e, f) **Less than Significant Impact.** Potential water quality impacts from the proposed project are associated with short-term (construction-related) erosion/sedimentation and hazardous material use/discharge. The contractor must adhere to the Best Management Practices (BMPs) contained in the Water Quality Management Plan (WQMP) prepared for the project and approved by the Department of Public Works. Conformance with applicable elements of the required NPDES Construction Permit, use of site design BMPs, and control BMPs would avoid or reduce below a level of significance and potential erosion/sedimentation and hazardous materials impacts. During construction and operation, the Victorville Water District would provide a temporary hydrant connection from the hydrant at the intersection of Dos Palmas Road and Braceo Street, a point approximately 1.5 miles east of the site. The contractor would haul water from this point for dust suppression during construction and for semi-annual cleaning of panels during operation. The expectation is that any discharged water would be absorbed into the soils onsite. Most of the ground within the proposed project area would be a permeable material, so water percolation and groundwater recharge would not be significantly impacted by the implementation of the project.
- IX c, d) **Less than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The footprint of the solar arrays is small. The proposed project does not include any impervious surfaces that would divert any drainage pattern. During construction, the contractor will place a silt fence along the down slope edge of the property to reduce any flow of sediments off-site. This silt fence will also assist in filtering any stormwater runoff in the event of precipitation during construction. Adherence with the County Public Works Best Management Practices (BMPs) is a standard condition of approval. Furthermore, as part of this project, the applicant will dedicate a 90-foot wide San Bernardino County Drainage Easement through the property in a north-south direction. There will be no development or disturbance within the drainage easement.
- IX g, h) **No Impact.** The proposed project would not create or result in housing within a 100-year flood hazard area or result in the placement within a 100-year flood hazard area, any structures which would impede or redirect flood flows. Furthermore, Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 6475 H, indicates that the proposed project area is within Zone D - an Undetermined Risk Area. No indicators of hydrologic activity, topographical or geological were observed onsite.
- IX i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. The project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake, or sheet flow situation.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the
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potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- X a) **No Impact.** The project will not physically divide an established community, because the site is within an area of widely scattered residential uses. The City of Victorville boundaries exist within one mile to the east and to the south, while the City of Adelanto boundary exists ½ mile to the north.
- X b) **Less Than Significant Impact.** The current General Plan land use designation for the proposed project area is Rural Living (RL), which allows development of electrical power generation facilities with a Conditional Use Permit (CUP). The proposed project site is mapped within a Biotic Resources (BR) overlay, with the potential for burrowing owl and Mohave ground squirrel in the area. As required by the BR overlay, the proponent submitted a report with the project application that identifies all biotic resources located on and adjacent to the site. The report concluded that with appropriate Biological Resources mitigation measures as contained in section IV of this document, the existence of the biotic resources did not constitute an incompatible land use with the proposed project.
- X c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site. No habitat conservation lands are required to be purchased as mitigation for the proposed project.

No significant adverse impacts are identified or anticipated and no mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XI. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check ☐ if project is located within the Mineral Resource Zone Overlay):

XI a, b) **No Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.

No significant adverse impacts are identified or anticipated and no mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):

XII a-d) **Less Than Significant Impact.** The proposed project is adjacent to undeveloped, vacant, or scattered residential land; therefore, noise and vibration generated from the proposed project could potentially exceed ambient noise standards. Based on studies done for previous projects within the general area, ambient noise levels average between 40 and 43 dB. Levels adjacent to Maricopa and White Roads may increase when traffic exists. Specifically, construction of the proposed project may potentially create some elevated short-term construction noise and vibration impacts from construction equipment; however, these activities will be limited to daytime hours and will comply with the noise and vibration standards of the San Bernardino County Development Code. Noise generation from construction equipment/vehicle operation would be localized, temporary, and transitory in nature; therefore, no significant impacts would be anticipated.

Operation of the proposed project would not generate audible levels of noise or perceptible

levels of vibration in the surrounding area. The solar arrays are a fixed tilt system; there would be no motor noise from tracking systems. Maintenance activities (including periodic cleaning, electrical connection repair, and panel replacement) would result in minimal noise. Further, the project would not include additional dwellings or other development, nor would it have the potential to generate any additional vehicle trips after construction is completed.

- XII e, f) **No Impact.** The project is not located within an airport land use plan area or within 2 miles of a public/public use airport or a private airstrip. The nearest public airports, Adelanto Airport and Southern California Logistics Airport, are approximately 2.75 and 7.5 miles, respectively, northeast of the project site. The nearest private airstrip, Krey Field, is approximately 6.75 miles northwest of the project site.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIII. POPULATION AND HOUSING - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XIII a-c) **No Impact.** The project is located in a sparsely populated area of San Bernardino County. The project proponent and County staff expect workers needed for construction and operation of the project to come from the local employment base. The site is vacant. Therefore, displacement of housing or people will not occur. No associated impacts are anticipated to occur from the proposed project

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XIV a) **Fire Protection – Less than Significant Impact.** San Bernardino County Fire provides protection at the site. In order to provide adequate protection, County Fire requires compaction of the service roads to the site and access roads on the site to support 75,000 pounds. Roads of native soil or gravel must not exceed an eight percent grade. They must be compacted to an 85 percent compaction rate. The Fire Department may require regular trimming of on-site vegetation to reduce fire fuel. The project would not result in the need for additional fire protection services. Any development, along with the associated human activity, in previously undeveloped areas increases the potential of the occurrence of wildfires. County Fire would implement comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations for the proposed project that would minimize the occurrences of fire due to project activities during construction and for the life of the project. Because of the low probability and short-term nature of potential fire protection needs during construction, the proposed project would not result in associated significant impacts.

Police Protection – Less than Significant Impact. The San Bernardino County Sheriff's Department serves the proposed project area and other unincorporated portions of the County. The Victor Valley Sheriff's Station is located approximately 8.5 miles to the northeast of the project site. Due to the large expanse that the station covers, deputies regularly assist and are assisted by the California Highway Patrol and the BLM Rangers. The proposed project would not impact service ratios, response times, or other performance objectives related to police protection. The project's short-term service requirements would not result in increases in the level of public service offered or affect these agencies'

response times. The facility may include installation of infrared security cameras with remote notification to an outside security firm to provide security in addition to the eight-foot high chain link perimeter fence.

Schools – No Impact. Long-term operation of the proposed facilities would place no demand on school services because it would not involve the construction of facilities that require such services (e.g., residences) and would not involve the introduction of a temporary or permanent human population into this area.

Parks – No Impact. Long-term operation of the proposed facilities would place no demand on parks because it would not involve the construction of facilities that require such services (e.g., residences) and would not involve the introduction of a temporary or permanent human population into this area.

Other Public Facilities – No Impact. The proposed project would not result in the introduction and/or an increase in new residential homes and the proposed project would not involve the introduction of a temporary or permanent human population into this area. Based on these factors, the proposed project would not result in any long-term impacts to other public facilities.

No significant adverse impacts are identified or anticipated and no mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XV a, b) **No Impact.** No new residences or recreational facilities would result as part of the proposed project. The proposed project would not induce population growth in adjacent areas and would not increase the use of recreational facilities in surrounding neighborhoods.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVI. TRANSPORTATION/TRAFFIC - Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XVI a, b) **Less Than Significant Impact.** The proponent did not conduct a Traffic Impact Assessment (TIA) for the proposed project, because the project will not create significant traffic impacts to the surrounding roadway circulation system per the thresholds of significance specified by the San Bernardino County Congestion Management Plan (CMP). The proponent did commission a construction trip generation letter report from LSA Associates, Inc. According to this report, the highest trip generation would occur during the PV system installation, with 71 peak hour trips. Traffic conditions on roadway segments and intersections during the life of the project are anticipated to be maintained at a level of service (LOS) of C or better, as required by the County General Plan. Furthermore, based on information provided County staff does not expect the proposed project to exceed any applicable level of service, either individually or cumulatively, based on the incremental level and short-term duration of project-related traffic. After construction, vehicles associated with periodic maintenance will arrive via State Highway 18 and Maricopa Road. For estimated trip details, see table below.

XVI c) **No Impact.** The proposed project would not affect air traffic patterns. The operation of

the proposed project is not dependent upon air transport related material, manpower, or services and would, therefore, not result in increases to air traffic levels.

- XVI d) **No Impact.** The proposed project will not introduce design features, such as sharp curves or dangerous intersections within the vicinity of the project site. There are no incompatible uses proposed by the project that would impact surrounding land uses.
- XVI e) **No Impact.** The proposed project will have adequate emergency access for both fire and medical emergency vehicles. The anticipated low operational traffic volume will not impede emergency response times.
- XVI f) **No Impact.** Construction of the proposed project would not contribute to the loss of parking capacity near the project as the site will provide adequate parking areas for future activities, such as deliveries, maintenance, and repairs.
- XVI g) **No Impact.** The public transit provider within the area is the Victor Valley Transit Authority, which provides bus service to the cities of Adelanto, Apple Valley, Hesperia, and Victorville, as well as portions of San Bernardino County. Therefore, the project would not conflict with adopted policies, plans, or programs supporting alternative transportation.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

LSA ASSOCIATES, INC.

Victor Dry Farm Ranch Solar Generating Facility Construction Trip Generation

Construction Vehicles				Vehicle Trip Generation							PCE Trip Generation						
Description	Quantity	Type	PCE	ADT	AM Peak Hour			PM Peak Hour			ADT	AM Peak Hour			PM Peak Hour		
					in	out	total	in	out	total		in	out	total	in	out	total
Phase 1: Site Preparation																	
Workers	33	Passenger	1	66	33	0	33	0	33	33	66	33	0	33	0	33	33
Dozer	1	Large Truck	2	2	1	0	1	0	1	1	4	2	0	2	0	2	2
Grader	1	Large Truck	2	2	1	0	1	0	1	1	4	2	0	2	0	2	2
Dump Truck	1	Large Truck	2	2	1	0	1	0	1	1	4	2	0	2	0	2	2
Total Phase 1				72	36	0	36	0	36	36	78	39	0	39	0	39	39
Phase 2: PV System Installation																	
Workers	65	Passenger	1	130	65	0	65	0	65	65	130	65	0	65	0	65	65
Flat Bed Truck ¹	10	Large Truck	2	20	1	0	1	0	1	1	40	2	0	2	0	2	2
Freight Truck	2	Large Truck	2	4	2	0	2	0	2	2	8	4	0	4	0	4	4
Water Truck	1	Large Truck	2	2	1	0	1	0	1	1	4	2	0	2	0	2	2
Pick-up Truck	2	Passenger	1	4	2	0	2	0	2	2	4	2	0	2	0	2	2
Total Phase 2				160	71	0	71	0	71	71	186	75	0	75	0	75	75
Phase 3: Site Cleanup/Restoration																	
Workers	12	Passenger	1	18	9	0	9	0	9	9	18	9	0	9	0	9	9
Grader	1	Large Truck	2	2	1	0	1	0	1	1	4	2	0	2	0	2	2
Pick-up Truck	2	Passenger	1	4	2	0	2	0	2	2	4	2	0	2	0	2	2
Total Phase 3				24	12	0	12	0	12	12	26	13	0	13	0	13	13

Notes:

PCE = passenger car equivalent. A large truck has a PCE of 2. All other vehicles have a PCE of 1.

ADT = average daily traffic

¹ Deliveries would occur throughout the day. It is estimated that 10 percent of deliveries would occur during the peak hours.

R:\UNE1102\Trip Generation.xls\Trip Generation (1/19/2012)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XVII a) **No Impact.** The proposed project does not involve the construction of facilities that would generate sewage; therefore, it would not exceed applicable wastewater treatment requirements. The proposed project's water discharge does not require treatment or permitting according to the regulations of the Lahontan RWQCB.
- XVII b) **No Impact.** The project will not require new water or wastewater treatment facilities or expansion of existing facilities. As mentioned previously, periodic water to clean the panels will be brought to the site via water trucks from an off-site source, a fire hydrant at the corner of Dos Palmas and Braceo. This equates to a negligible amount due to maintenance occurring semi-annually.
- XVII c) **No Impact.** The proposed project would not require the construction or expansion of storm water drainage facilities. It is assumed that the insubstantial quantity of discharged

water generated on the site would be absorbed into the soils. On-site soil types are moderately well drained and are suitable for most types of development. Accordingly, no impacts are anticipated from implementation of the proposed project.

- XVII d) **No Impact.** Water needed for activities associated with the proposed project would be trucked in from an offsite fire hydrant, which is part of the Victorville Water District system. Water is not needed for the solar power generation process. Accordingly, no impacts are anticipated from implementation of the project.
- XVII e) **No Impact.** The proposed project would not require or result in the construction of new wastewater treatment facilities or the expansion of existing wastewater treatment facilities. No impacts are anticipated from implementation of the proposed project.
- XVII f, g) **Less than Significant Impact.** The proposed project will be an unmanned solar power generating facility, generating no process waste and only small quantities of solid waste requiring disposal. During construction, the proponent will provide trash and recycling dumpsters on site. The proponent must complete the Solid Waste Management Division's Construction Waste Management Recycling Plan, Parts 1 and 2. The project is required to comply with federal, state, and local statutes and regulations related to solid waste disposal.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

XVIII a) **Less than Significant Impact with Mitigation Incorporated.** Mitigation Measures have been included to address potential impacts to Air Quality, Biological Resources, and Cultural Resources. However, implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory with adherence to the required mitigation measures discussed within this Initial Study.

XVIII b) **Less than Significant Impact.** Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The *CEQA Guidelines*, Section 15130 (a) and (b), states:

(a) Cumulative impacts shall be discussed when the project’s incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as

is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

At present, there are no developments near the project site. Other solar generating facilities within the High Desert Region of San Bernardino County are in process or have been conditionally approved. Each of these projects will implement mitigation measures to ensure there are no significant impacts. By doing so, Staff expects no significant cumulative impacts.

The project will use a 40-acre vacant parcel for a green-energy-producing facility. The presumption is that this cleaner energy will replace energy produced with fossil fuels, but not increase residential, commercial, or industrial development. Based on this, the project will not have impacts that are individually limited, but cumulatively considerable. The facility will be unmanned upon completion of construction. Trips generated by periodic maintenance workers will be minimal in comparison to the overall traffic in the area. Compliance with the conditions of approval issued for the proposed development will further assure that the potential for cumulative impacts will remain below the level of significant. The project can be served adequately by all existing services and infrastructure.

- XVIII c) **Less than Significant Impact.** The incorporation of design measures, County of San Bernardino policies, standards, and guidelines would ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

XVIII. MITIGATION MEASURES

(Any mitigation measures, which are not “self-monitoring,” shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

CONDITION COMPLIANCE RELEASE FORM (CCRF) MITIGATION MEASURES: (Condition compliance will be verified by existing procedure)

AQ – Construction Mitigation. Developer shall submit written verification that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce impacts to air quality: During construction, each contractor and subcontractor shall implement the following, whenever feasible:

- Approved Dust Control Plan (DCP) submitted with the Grading Plans.
- Provide documentation prior to beginning construction demonstrating that the project proponents will comply with all MDAQMD regulations.
- Suspend use of all construction equipment operations during second stage smog alerts. For daily forecast, call (800) 367-4710 (San Bernardino and Riverside counties).
- Trucks/equipment shall not be left idling on site for periods in excess of ten minutes.
- Provide temporary traffic control during all phases of construction.
- Provide on-site food service for construction workers.
- Use reformulated low-sulfur diesel fuel in equipment and use low-NO_x engines, alternative fuels, and electrification. Apply 4-6 degree injection timing retard to diesel IC engines. Use catalytic converters on gasoline-powered equipment.
- Minimize concurrent use of equipment through equipment phasing.
- Substitute electric and gasoline-powered equipment for diesel-powered equipment.
- Onsite electrical power hook-ups shall be provided for electric construction tools to eliminate the need for diesel-powered electronic generators.
- Maintain construction equipment engines in good order to reduce emissions. The developer shall have each contractor certify that all construction equipment is properly serviced and maintained in good operating condition.
- Install storm water control systems to prevent mud deposition onto paved areas.
- Contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions.

AQ – Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with MDAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include these elements to reduce dust production:

- Exposed soil shall be kept continually moist through a minimum of twice daily waterings to reduce fugitive dust during all grading and construction activities
 - Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles.
 - Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday.
 - Tires of vehicles will be washed before the vehicle leaves the project site and enters a paved road.
 - All trucks hauling dirt away from the site shall be covered
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- During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
 - Storage piles that are to be left in place for more than three working days shall either be:
 - Sprayed with a non-toxic soil binder, or
 - Covered with plastic, or
 - Re-vegetated until placed in use.

AQ – Energy Conservation. The developer shall incorporate the following design elements:

- Energy efficient lighting.
- Alternative energy resources such as active and passive solar energy features.
- California Energy Commission insulation standards.
- All new and modified stationary sources of emissions shall be subject to MDAQMD Regulation. New and modified stationary sources shall be required to install Best Available Control Technology and offset any new emissions such that there is no net gain in emissions within the air basin.

BIO – MGS. The proponent will need to apply for an incidental take permit for Mohave ground squirrel from the California Department of Fish and Game (CDFG) and provide applicable mitigation fees for purchase of compensatory mitigation lands. However, in lieu of applying for the take permit, the proponent may elect to conduct a live-trapping survey prior to any land disturbance and at the appropriate time of year to determine definitively if the species is present or absent from the site. The proponent must provide verification of compliance to the County prior to any land disturbance.

BIO – BUOW. A 30-day pre-construction survey for burrowing owl is required. If found on site, as compensation for the direct loss of burrowing owl nesting and foraging habitat, the project proponent shall mitigate by acquiring and permanently protecting known burrowing owl nesting and foraging habitat at the following ratio:

- a. Replacement of occupied habitat with occupied habitat at 1.5 times 6.5 acres per pair or single bird;
- b. Replacement of occupied habitat with habitat contiguous with occupied habitat at 2 times 6.5 acres per pair or single bird; and/or
- c. Replacement of occupied habitat with suitable unoccupied habitat at 3 times 6.5 acres per pair or single bird.

All owls associated with occupied burrows that will be directly impacted (temporarily or permanently) by the project shall be relocated and the following measures shall be implemented to avoid take of owls:

- a. Occupied burrows shall not be disturbed during the nesting season of February 1 through August 31, unless a qualified biologist can verify through non-invasive
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methods that either the owls have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent flight.

- b. A qualified biologist must relocate owls from any occupied burrows that will be impacted by project activities. Suitable habitat must be available adjacent to or near the disturbance site or artificial burrows will need to be provided nearby. Once the biologist has confirmed that the owls have left the burrow, burrows should be excavated using hand tools and refilled to prevent reoccupation.
- c. The Department shall approve all relocation. The permitted biologist shall monitor the relocated owls a minimum of three days per week for a minimum of three weeks. A report summarizing the results of the relocation and monitoring shall be submitted to the Department within 30 days following completion of the relocation and monitoring of the owls.

A Burrowing Owl Mitigation and Monitoring Plan (Plan) shall be submitted to the CDFG for review and approval prior to relocation of owls. The Plan shall describe proposed relocation and monitoring plans. The Plan shall include the number and location of occupied burrow sites and details on adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation of artificial burrows (numbers, location, and type of burrows) shall also be included in the Plan. The Plan shall also describe proposed offsite areas to preserve for compensation for impacts to burrowing owls/occupied burrows at the project site as required above.

The project proponent shall establish a non-wasting endowment account for the long-term management of the preservation site for burrowing owls. The site shall be managed for the benefit of burrowing owls. CDFG must approve the preservation site, site management, and endowment. The proponent must provide verification of compliance to the County prior to occupancy or use of the project site.

CUL – Assessment. Prior to ground disturbance, the project proponent shall complete a full cultural resources assessment, including a summary of the current records search, intensive cultural resources field survey, Native American consultation, and cultural resources assessment report. Proponent shall provide assessment to the County Museum and verification of Museum approval to County Planning.

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